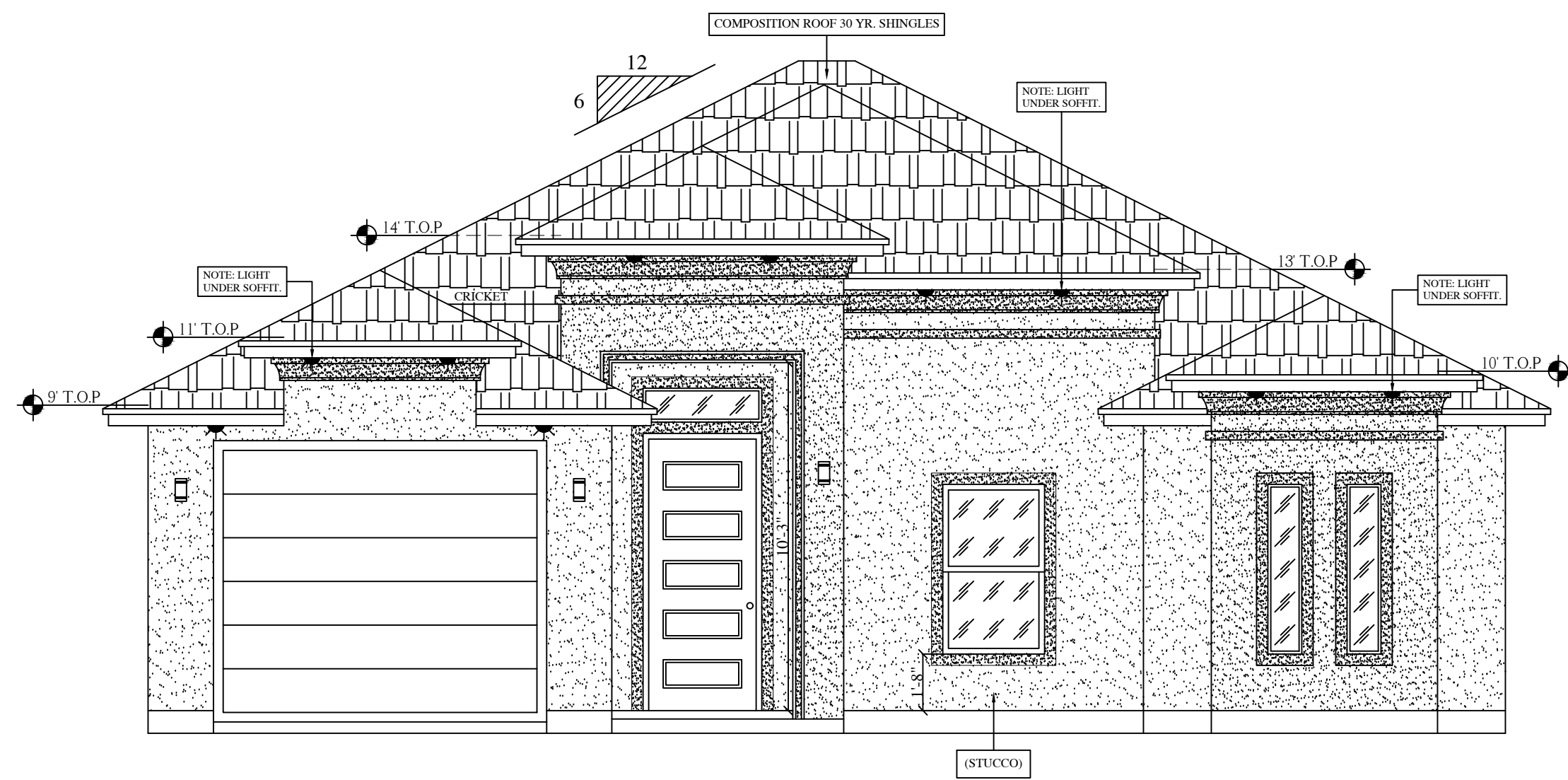
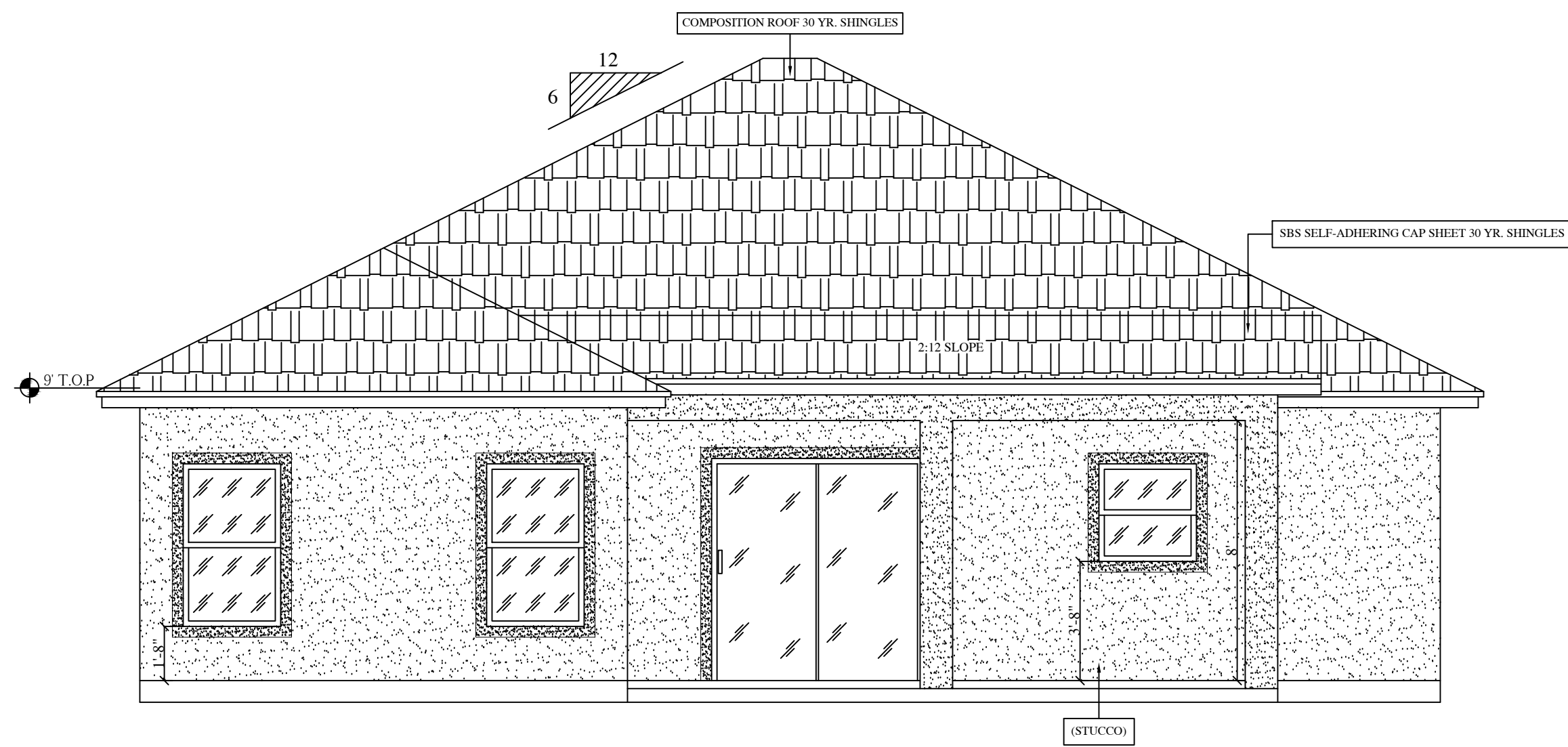
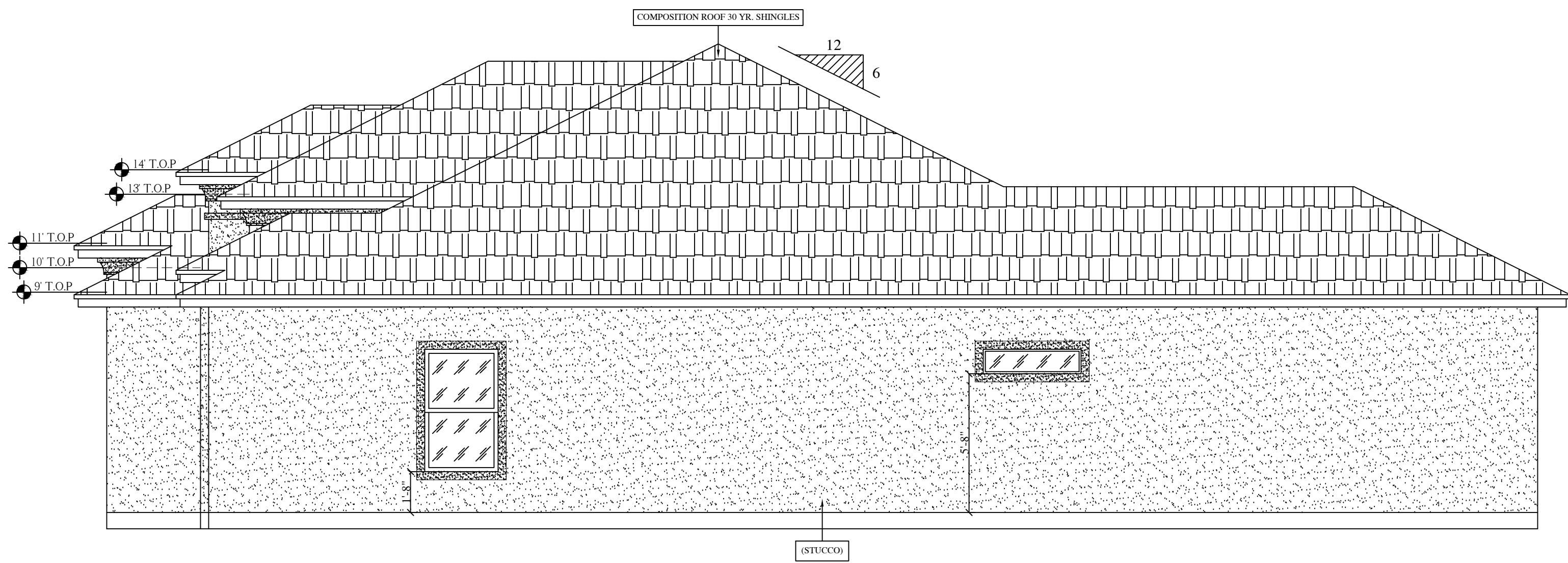




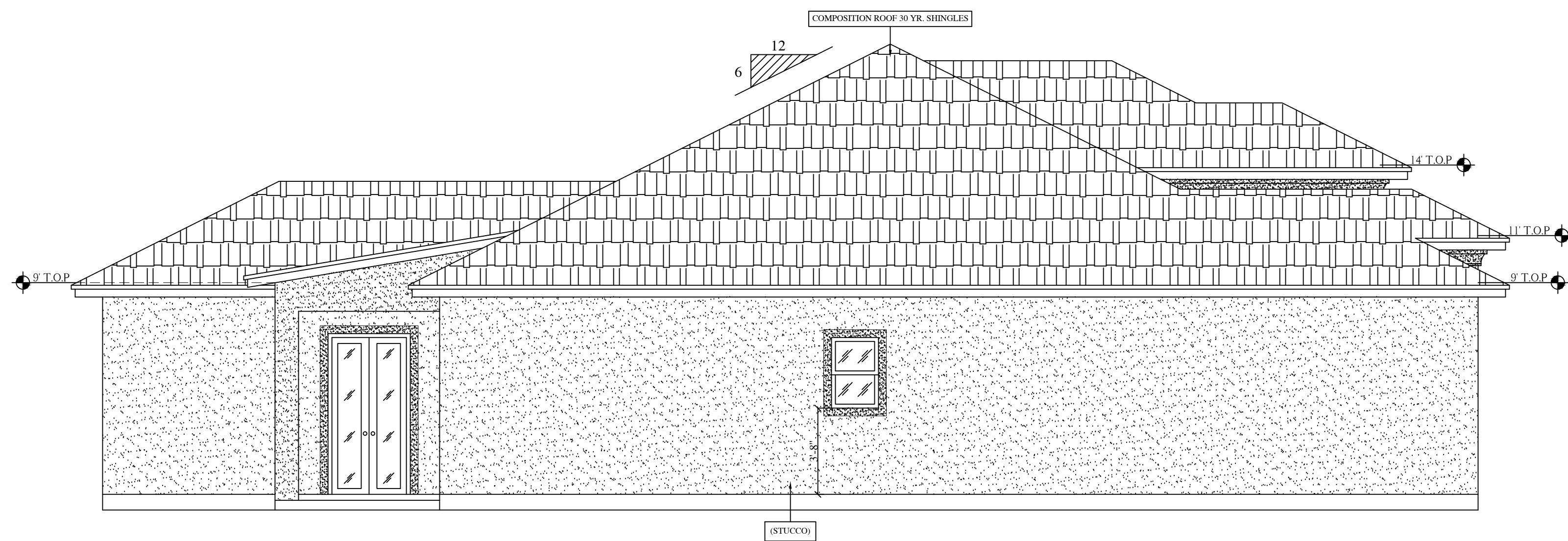
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



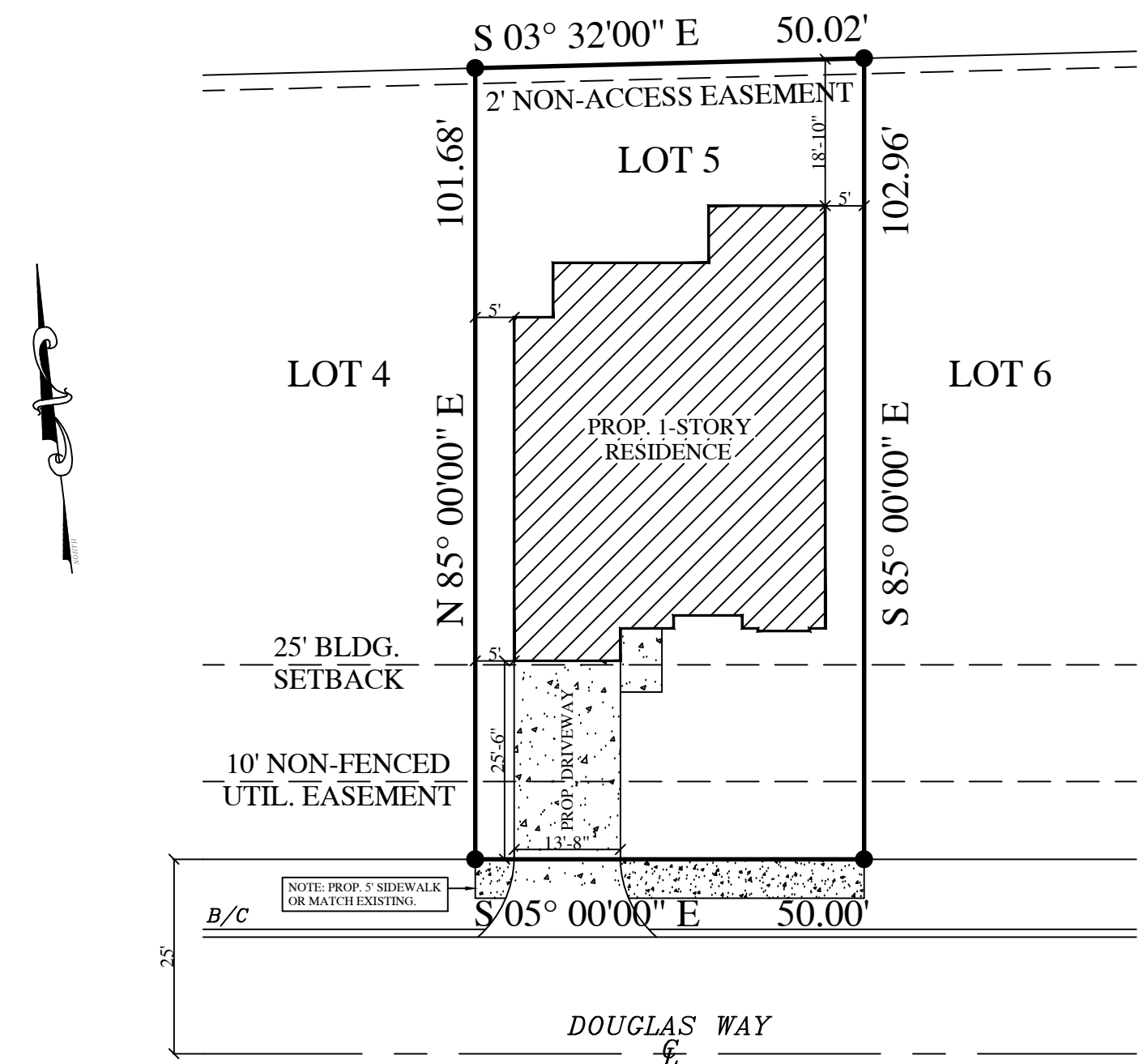
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1" = 20'

LOT 5, BLOCK 2, CENTRAL PARK COMMUNITY SUBDIVISION,
SEC. III, IN THE CITY OF BROWNSVILLE, CAMERON COUNTY, TEXAS.

NOTE: CONTRACTOR MUST CAREFULLY REVIEW ALL DRAWINGS AND REPORT ANY
MISTAKES OR OMISSIONS TO THE DRAFTSMAN BEFORE COMMENCING WORK.

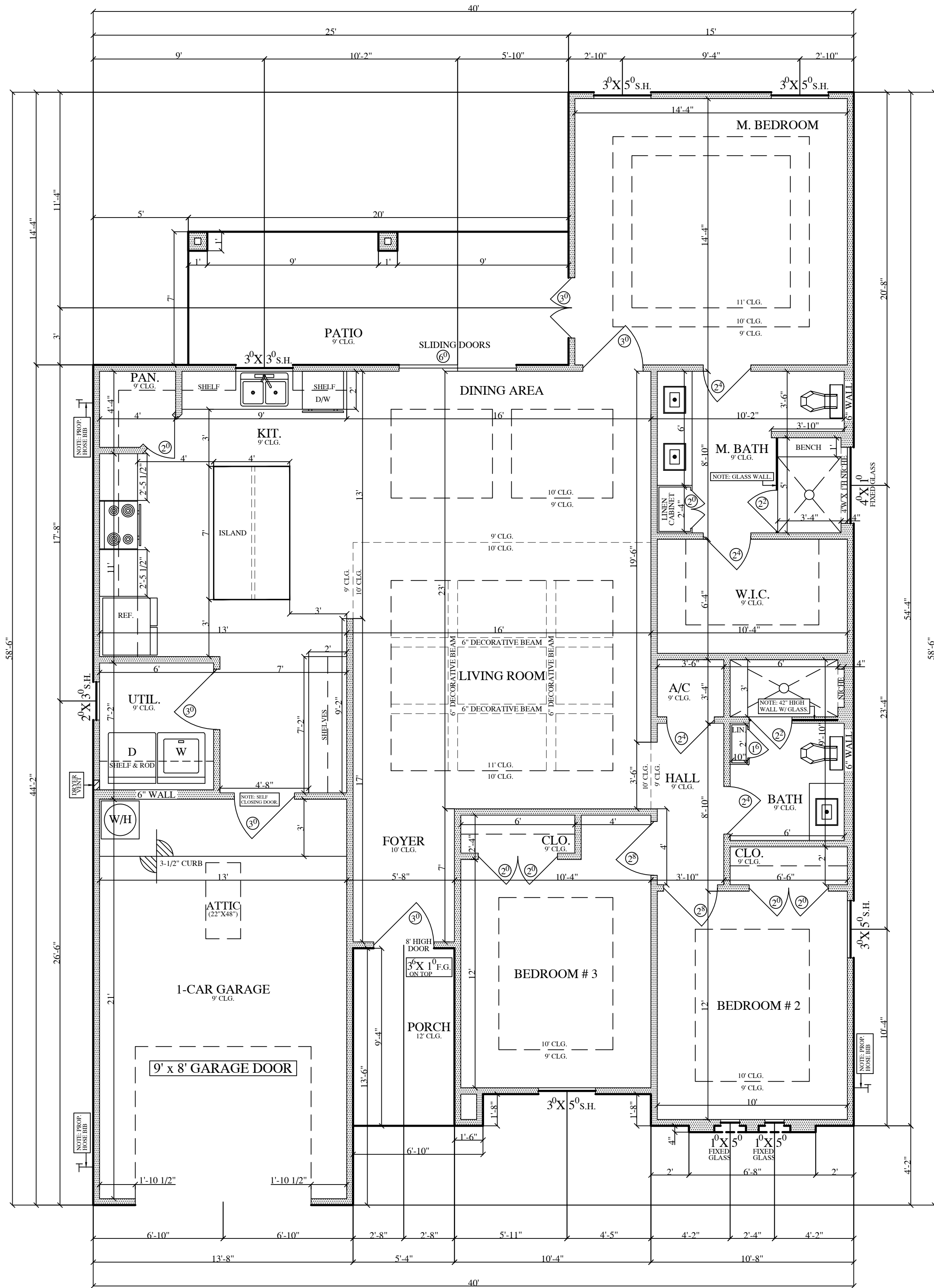
JR HOUSE PLANS
4675 BOCA CHICA BLVD.
BROWNSVILLE, TEXAS 78521
CEL : (956) 909-3384

LIVING AREA	1,518.2 S.F.
GARAGE AREA	288.9 S.F.
PORCH AREA	52.3 S.F.
PATIO AREA	140.0 S.F.
TOTAL AREA	1,999.4 S.F.

**PROPOSED
RESIDENCE**
2912 DOUGLAS WAY
BROWNSVILLE, TX.

DATE : JULY 16, 2026	DRAWN BY: JR.	JOB NO. JR.3579	CAD NO. 4
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SHEET NO.
A-1
OF 3



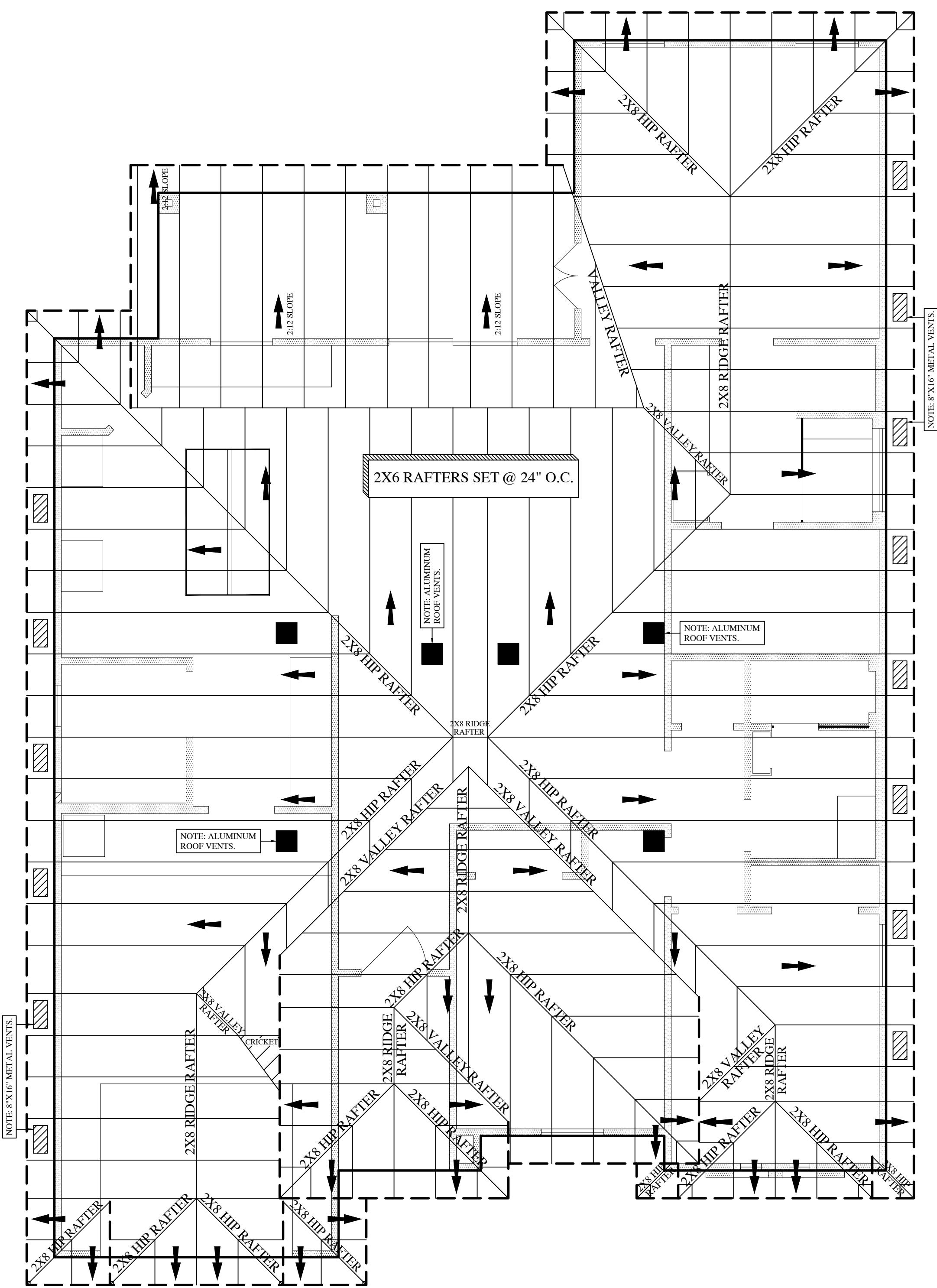
FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: FRONT DOORS MUST BE SAFETY / IMPACT RESISTANT AS FOR ANY DOOR LEADING TO PATIO THAT HAS ANY GLASS ACCORDING TO THE IRC 2018 SECTION R308.4.

NOTE: ALL GLAZING SHOWER AREAS SHALL HAVE SAFETY GLAZING.

NOTE: WINDOWS ADJACENT TO DOORS SHALL BE SAFETY RATED. IRC 2018 R308.

NOTE: ALL FIXED GLASS WINDOWS SHALL BE SAFETY GLAZING / IMPACT RESISTANT AS PER IRC 2018 SECTION R308.4.2.



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

VENT CALCULTIONS

1,999 S.F. ÷ 150 = 13 S.F. TOTAL VENT AREA
13 S.F. TOTAL VENT AREA ÷ BY 2 = 7 S.F. SOFFIT AREA
8" X 16" VENT = 128 ÷ BY 144 = 0.8 S.F. / VENT
7 S.F. SOFFIT VENT AREA ÷ BY 0.8 S.F. / VENT = 9 SOFFIT VENTS REQUIRED
PROPOSED = 14 SOFFIT VENTS

NOTE: CONTRACTOR MUST CAREFULLY REVIEW ALL DRAWINGS AND REPORT ANY MISTAKES OR OMISSIONS TO THE DRAFTSMAN BEFORE COMMENCING WORK.

HOUSE PLANS

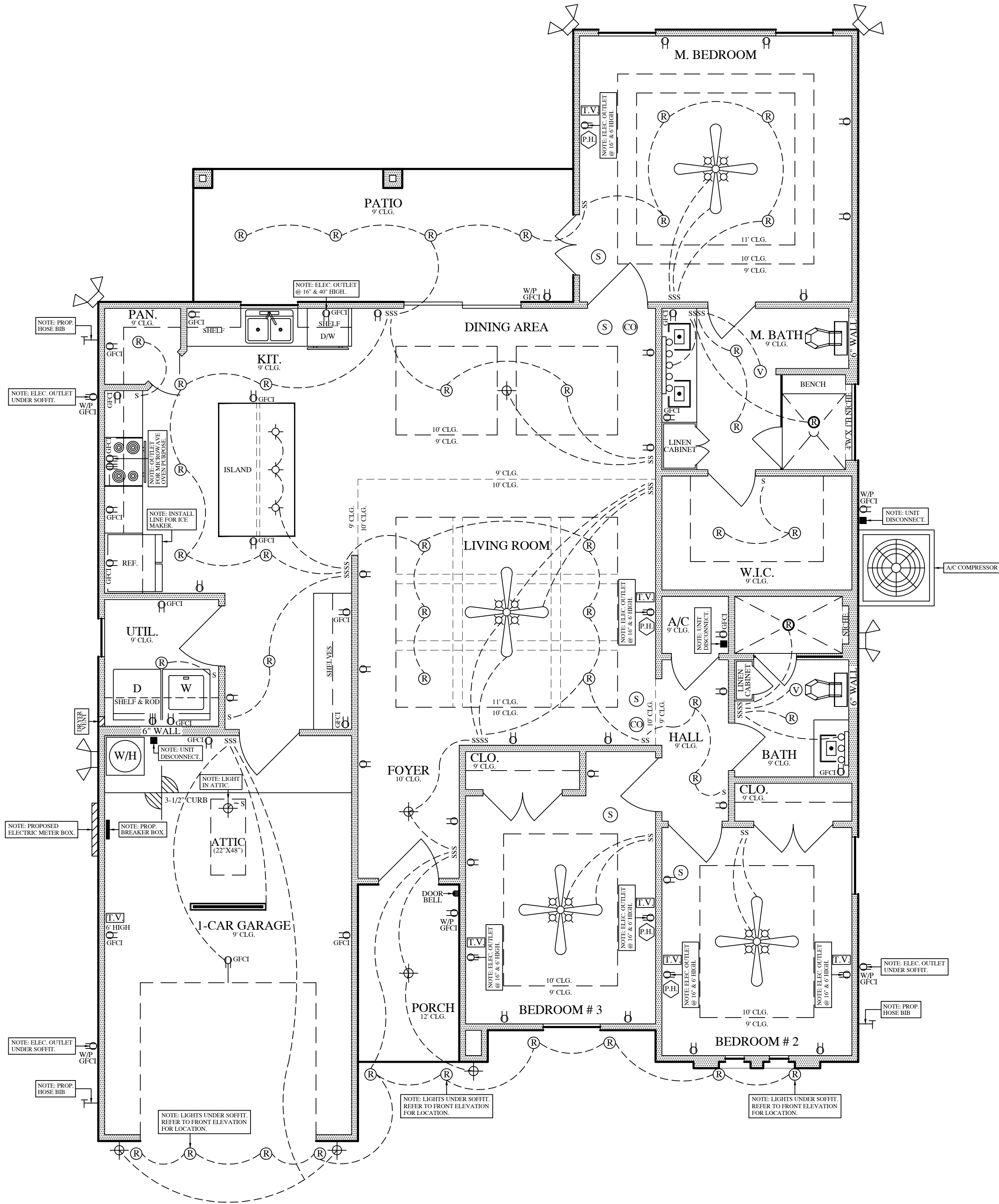
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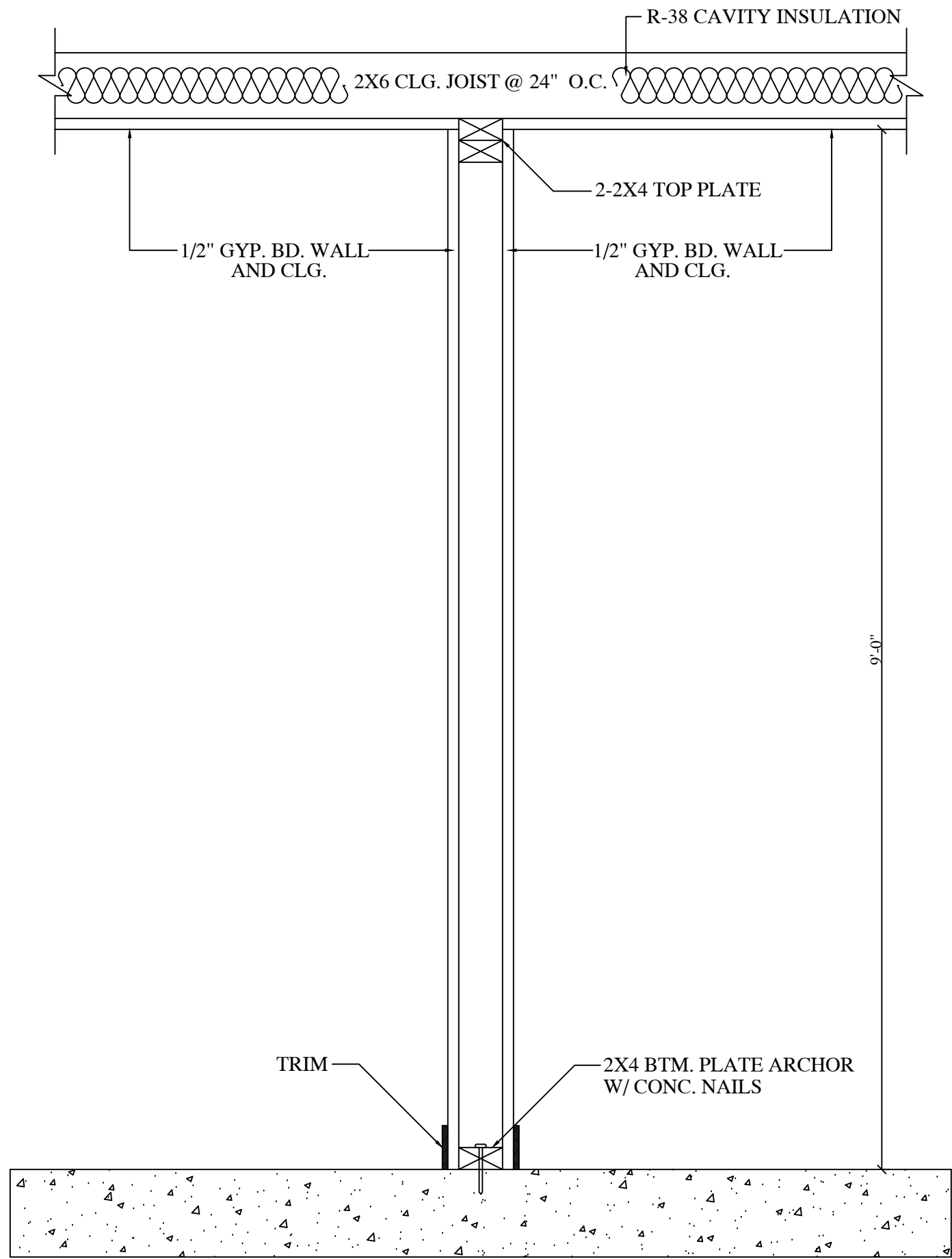
SHEET NO.
A-2
OF 3



ELECTRICAL PLAN

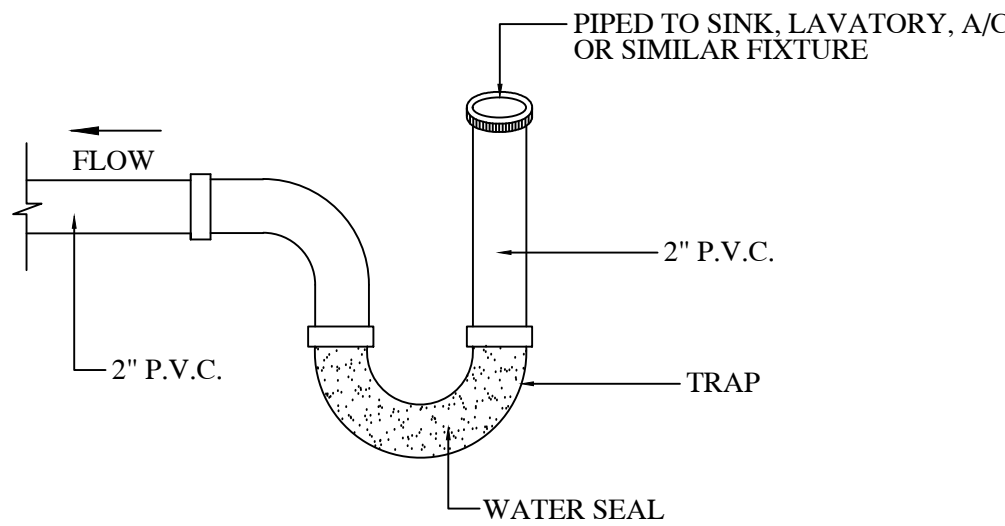
SCALE: 1/4" = 1'-0"

NOTE: ELECTRICIAN SHOULD FIRST VERIFY WITH CONTRACTOR THE LOCATION OF ELECTRICAL METER BOX INSTALLATION.



(TYPICAL) INTERIOR WALL SECTION

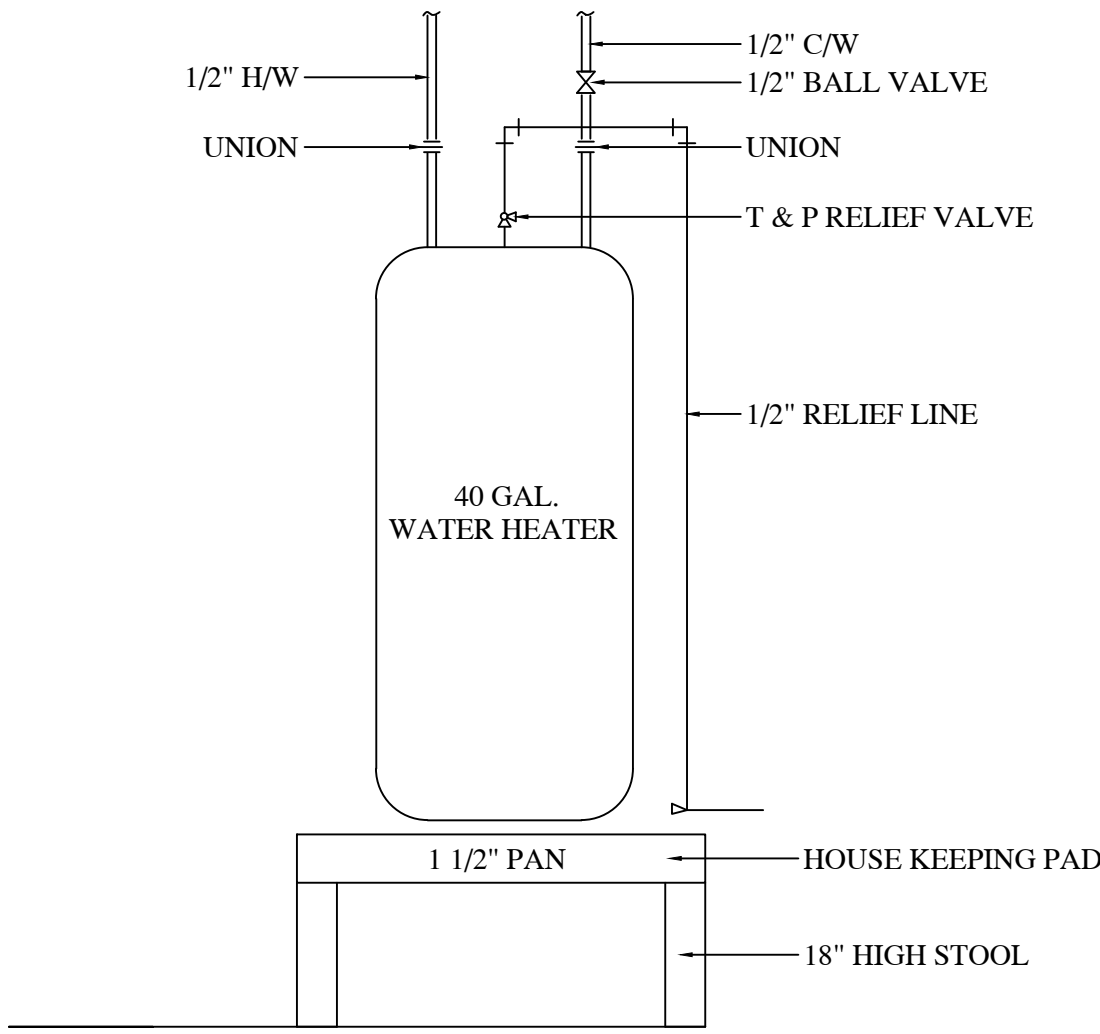
N.T.S.



ALL DRAINS TO BE PRIMERS

A/C TRAP DETAIL

N.T.S.



NOTE: WATER HEATER PAN SHALL NOT BE LESS THAN 1-1/2". AS PER IRC 2018 SECTION P2801.6.1. (PAN SIZE AND DRAIN)

WATER HEATER DETAIL

N.T.S.

LEGEND OF ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
[Symbol]	SIMPLIFIED FLUORESCENT LIGHT 50FT CANDLES
[Symbol]	CEILING MOUNTED FAN/LIGHT
[Symbol]	CEILING MOUNTED LIGHT
[Symbol]	DROP LIGHT
[Symbol]	RECESSED CEILING LIGHT
[Symbol]	HUMIDITY PROOF RECESSED CEILING LIGHT
[Symbol]	VANITY LIGHTS
[Symbol]	VANITY LIGHTS
[Symbol]	CABLE T.V. OUTLET
[Symbol]	PHONE OUTLET
[Symbol]	CEILING MOUNTED EXHAUST FAN VENT
[Symbol]	ELECTRICAL SMOKE DETECTOR, CEILING OR MOUNT W/ BATTERY BACKUP
[Symbol]	CARBON MONOXIDE DETECTOR, CEILING OR MOUNT W/ BATTERY BACKUP
[Symbol]	DUPLEX CONVENIENCE OUTLET (WALL OUTLET) 110 VOLTS
[Symbol]	220 - VOLT OUTLET
[Symbol]	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET (WALL OUTLET) 110 VOLTS
[Symbol]	WATERPROOF CONVENIENCE OUTLET 110 VOLTS
[Symbol]	SINGLE LIGHT SWITCH
[Symbol]	DOUBLE LIGHT SWITCH
[Symbol]	TRIPLE LIGHT SWITCH
[Symbol]	QUADRUPLE LIGHT SWITCH
[Symbol]	DOOR BELL
[Symbol]	WALL MOUNT BREAKER BOX
[Symbol]	WALL MOUNT CIRCUIT - BREAKER PANEL
[Symbol]	OUTDOOR FLOOD AND SECURITY LIGHT. HIGH WATTAGE LIGHT SENSITIVE ACTIVATED BY THE ABSENCE OF LIGHT

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HOUSE PLANS

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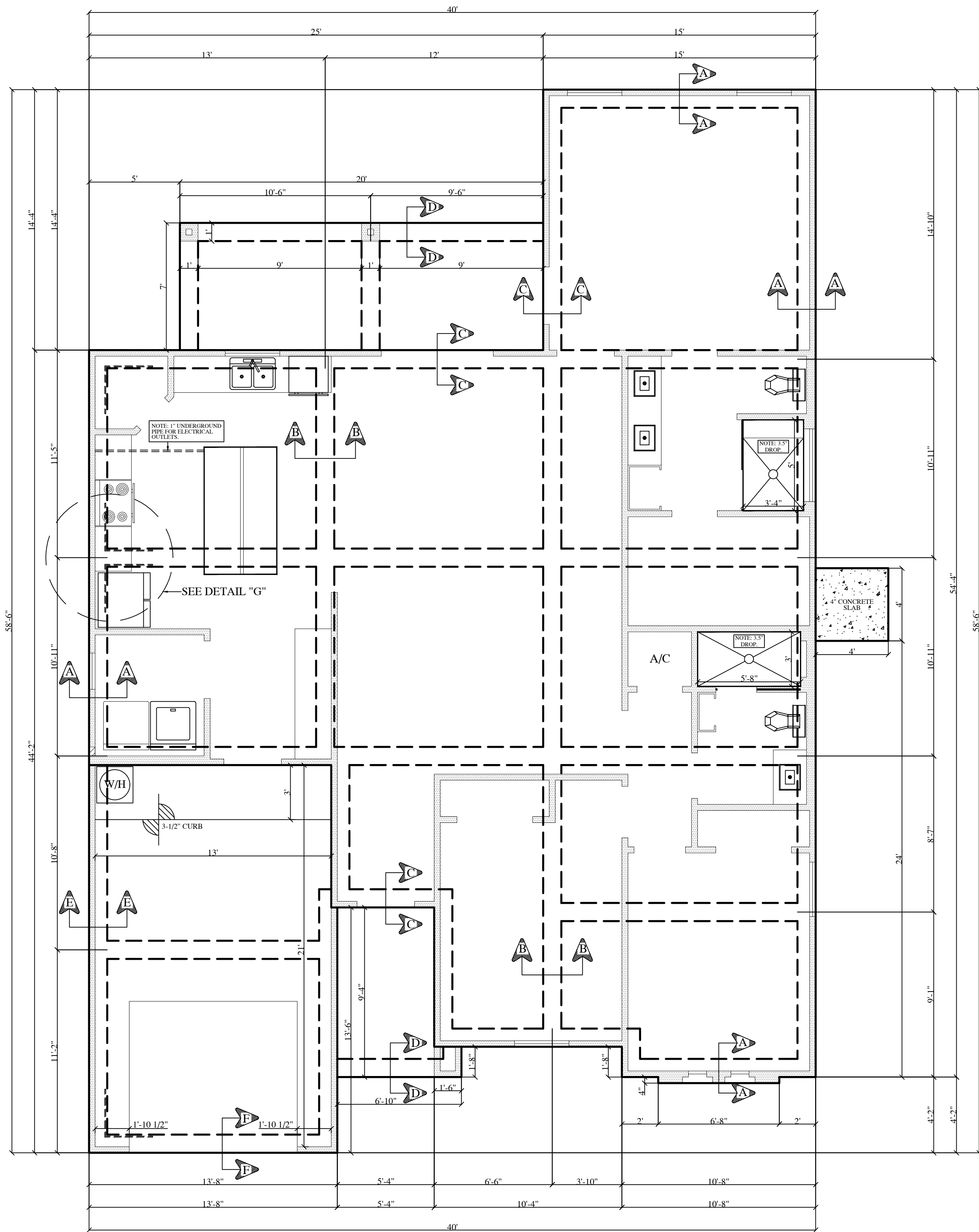
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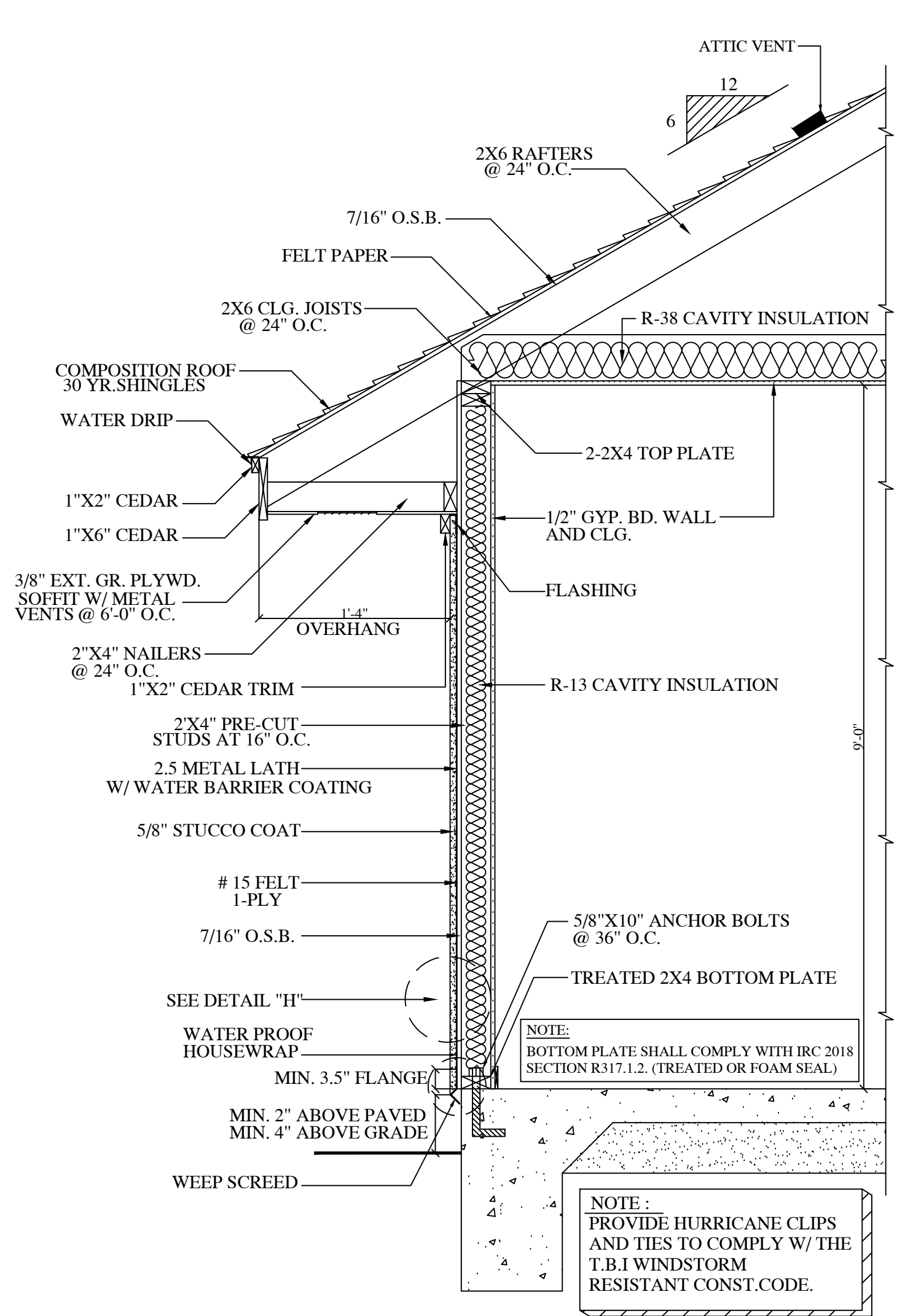
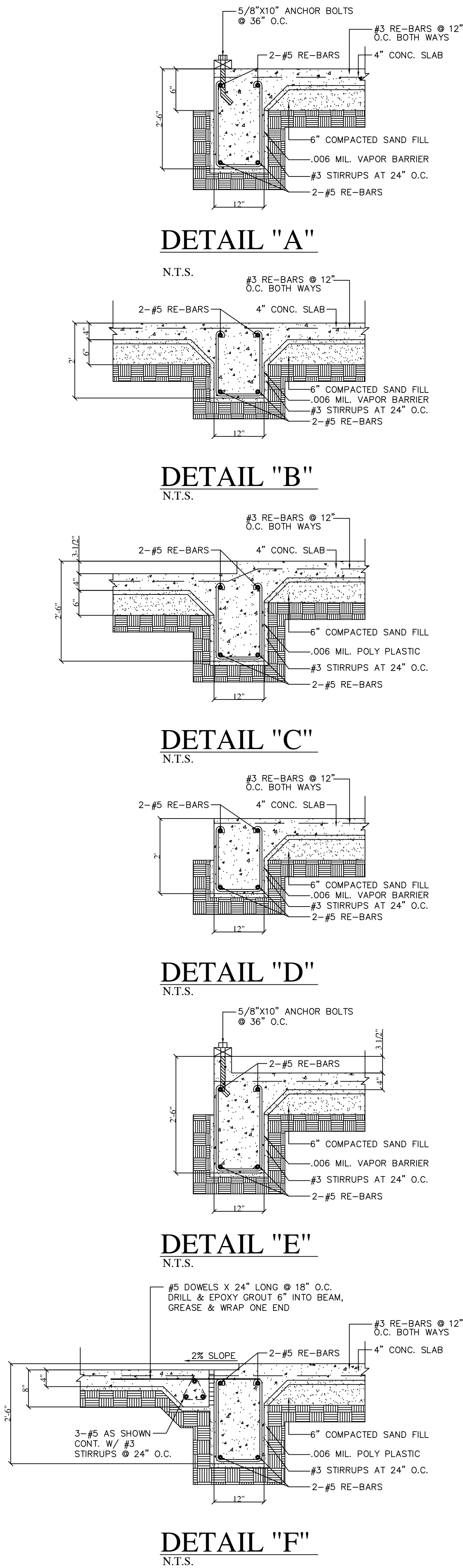
SHEET NO.

A-3

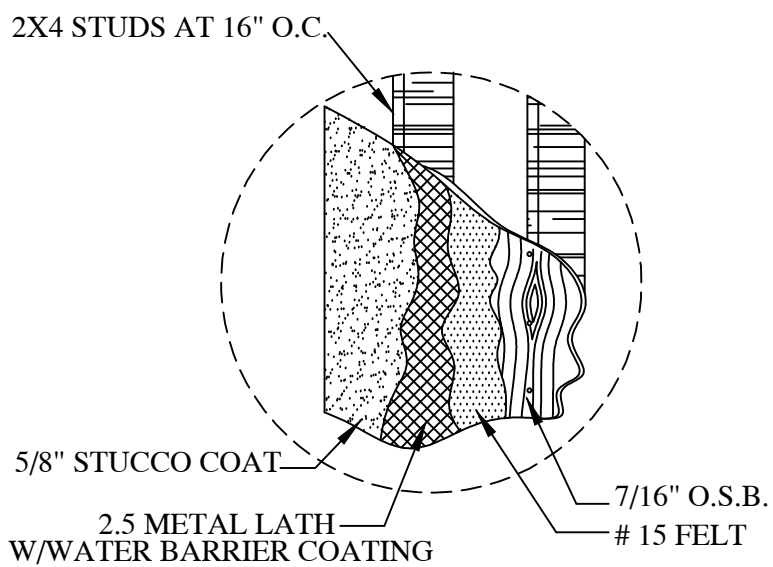
OF 3



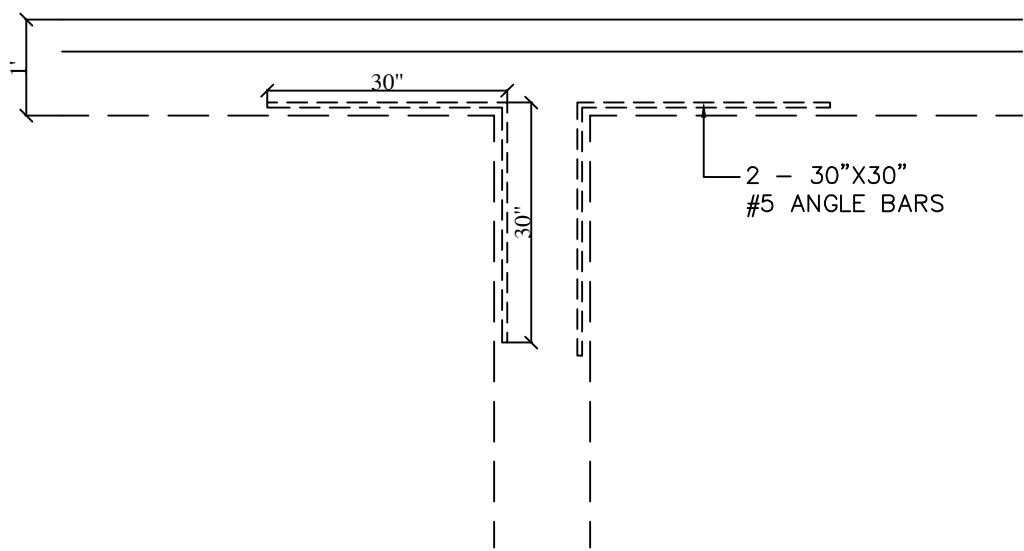
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



(TYPICAL STUCCO)
WALL SECTION
N.T.S.



DETAIL "H"
N.T.S.



DETAIL "G" - TYPICAL DETAIL
FOR INTERSECTION OF BEAMS
N.T.S.

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HOUSE PLANS

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DRAWN BY: J.R.

JOB NO. JR.3579

CAD NO. 4

SHEET NO.